

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Reading)**

IN RE: ALEXANDER MICHAEL BRADER-SIMS Debtor	Case No. 23-11723-pmm
Weichert Financial Services, Movant	Chapter 13
vs. ALEXANDER MICHAEL BRADER-SIMS And Tristan Douglas Brader-Sims, (NON-FILING CO-DEBTOR) Respondents	11 U.S.C. §362 and §1301

ORDER MODIFYING SECTION §362 AUTOMATIC STAY

Upon consideration of the Movant of Weichert Financial Services (Movant), and after Notice of Default and the filing of a Certification of Default, it is:

ORDERED AND DECREED: that Movant shall be permitted to reasonably communicate with Debtor and Debtor's counsel to the extent necessary to comply with applicable non-bankruptcy law; and it is further:

ORDERED that Relief from the Automatic stay of all proceedings, as provided under 11 U.S.C. §362 is granted with respect to 425 White Street, Weissport, PA 18235 (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage; and it is further:

ORDERED that the Trustee is directed to cease making any further distributions to the Movant; and it is further:

ORDERED that Rule 4001(a)(3) is not applicable and Weichert Financial Services may immediately enforce and implement this Order granting Relief from the Automatic Stay; and it is further;

ORDERED that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors and assignees.

Date: July 5, 2024



Patricia M. Mayer